

91-183-1A 89 PETITION FOR ZONING VARIANCE TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 402.2b (5) to permit three parking spaces in lieu of the required seven spaces

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

Building was originally constructed as service station and has been used as a service garage since 1967. Site is too small to permit parking.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: _____
(Type or Print Name)

Signature: _____

(Type or Print Name)

Address: _____
City and State: _____

Attorney for Petitioner: _____
(Type or Print Name)

Address: _____
City and State: _____

Attorney's Telephone No.: _____

Legal Owner(s): _____
(Type or Print Name)

Signature: _____

(Type or Print Name)

Address: _____
City and State: _____

Name, address and phone number of legal owner, contract purchaser or representative to be contacted: _____
Name: _____
Address: _____
Phone No.: _____

ORDERED BY The Zoning Commissioner of Baltimore County, this 9th day of March, 1981, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 23rd day of April, 1981, at 1:30 o'clock P.M.

(over)

81-183-1A 181 PETITION FOR SPECIAL EXCEPTION TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for _____ Service Garage

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: _____
(Type or Print Name)

Signature: _____

(Type or Print Name)

Address: _____
City and State: _____

Attorney for Petitioner: _____
(Type or Print Name)

Address: _____
City and State: _____

Attorney's Telephone No.: _____

Legal Owner(s): _____
(Type or Print Name)

Signature: _____

(Type or Print Name)

Address: _____
City and State: _____

Name, address and phone number of legal owner, contract purchaser or representative to be contacted: _____
Name: _____
Address: _____
Phone No.: _____

ORDERED BY The Zoning Commissioner of Baltimore County, this 9th day of March, 1981, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 23rd day of April, 1981, at 1:30 o'clock P.M.

Z.C.O.-No. 1

(over)

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

April 10, 1981

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

Messrs Anthony & Livingston Cowling
105 Honeysuckle Court
Baltimore, Maryland 21222

cc: Nicholas B. Commodari
Chairman

RE: Item No. 129
Petitioner - Anthony Cowling, et al
Special Exception Petition

Dear Messrs Cowling:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the proposed zoning.

Because of your proposal to legalize the existing service garage operation, which was the subject of a previous violation hearing C-41-72-7, this hearing is required. When the petition was originally submitted, the request was for a Special Exception only. However, subsequent to this, the Variance was included. At the time of this writing the comments from the Department of Traffic Engineering were not available. In order to ascertain the comments from said department, you may contact Mr. Mike Flannigan at 494-3554.

Particular attention should be afforded to the comments of the Health Department and the Department of Permits and Licenses.

Enclosed are all comments submitted to this office from the committee members at this time. The remaining members felt that no comment was warranted. This petition was accepted for filing on the date of the enclosed certificate and a hearing scheduled accordingly.

Very truly yours,

Nicholas B. Commodari
NICHOLAS B. COMMODARI, Chairman
Zoning Plans Advisory Committee

cc: Frank S. Lee

1237 Neighbors Avenue
Baltimore, Maryland 21237



BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

February 12, 1981

Mr. William E. Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #129 (1980-1981)
Property Owner: Livingston T. Cowling
N/E corner Avondale Rd. & Walnut Rd.
Acres: 3465 sq. ft. District: 12th

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

Baltimore County highway and utility improvements are not directly involved.

The status of the indicated Walnut Road (20-foot right-of-way) is unknown to this office; it is the responsibility of the Petitioner to ascertain and clarify rights therein.

The entrance locations are subject to approval by the Department of Traffic Engineering, and shall be constructed in accordance with Baltimore County Standards and Specifications.

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 129 (1980-1981).

Very truly yours,

Robert A. Morton
ROBERT A. MORTON, P.E., Chief
Bureau of Public Services

RAM:EAM:FWR:ss

cc: Jack Wimbley

A-NW Key Sheet, 21 SE 21 Pos. Sheet
SE 6 F Topo, 110 Tax Map



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-3211

NORMAN E. GERDER
DIRECTOR

April 8, 1981

Mr. William Hammond, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #129, Zoning Advisory Committee Meeting, January 13, 1981, are as follows:

Property Owner: Livingston T. Cowling
Location NE/corner Avondale Road and Walnut Road
Acres: 3465 sq. ft.
District: 12th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

This petition meets the requirements of the Division of Current Planning and Development.

Very truly yours,

John L. Wimbley
John L. Wimbley
Planner III
Current Planning and Development



BALTIMORE COUNTY
DEPARTMENT OF HEALTH
TOWSON, MARYLAND 21204

DONALD J. ROOP, M.D., M.P.H.
DEPUTY STATE & COUNTY HEALTH OFFICER

January 22, 1981

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #129, Zoning Advisory Committee Meeting of January 13, 1981, are as follows:

Property Owner: Livingston T. Cowling
Location: NE/Corner Avondale Rd & Walnut Rd.
Existing Zoning: BU
Proposed Zoning: Special Exception for Service Garage
Acres: 3465 sq. ft.
District: 12th

Metropolitan water and sewer presently exist.

If lubrication work and oil changes are performed at this location revised plans must be submitted showing method providing for the elimination of waste oil in accordance with Water Resources Administration requirements.

If any underground gasoline tanks exist on the property, they must be pumped out and either be removed or properly backfilled with sand or cement.

Very truly yours,

Ian J. Forrester
Ian J. Forrester, Director
BUREAU OF ENVIRONMENTAL SERVICES

IJF/mw



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204
825-7310

PAUL H. REINCKE
CHIEF

January 27, 1981

Mr. William Hammond
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Livingston T. Cowling

Location: NE/Corner Avondale Road & Walnut Road

Item No.: 129 Zoning Agenda: Meeting of Jan. 13, 1981

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

() 1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead end condition shown at _____

EXCEEDS the maximum allowed by the Fire Department

() 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

(X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.

() 6. Site plans are approved, as drawn.

() 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWED BY: *Paul H. Reincke* Noted and Approved: *Paul H. Reincke*
Planning Group Fire Prevention Bureau
Special Inspection Division

/mb

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will not adversely affect the health, safety, and general welfare of the community, the variance(s) should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 15th day of May, 1981, that the herein Petitioner(s) to permit four (4) parking spaces in lieu of the required seven (7) parking spaces should be and the same is GRANTED, from and after the date of this Order, subject, however, to the terms, provisions, and conditions contained in the accompanying Special Exception Order.

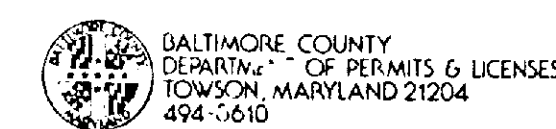
Jan M.H. Jung
Deputy Zoning Commissioner of
Baltimore County

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the requirements of Section 502.1 of the Baltimore County Zoning Regulations having been met and the health, safety, and general welfare of the community not being adversely affected, the special exception should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 15th day of May, 1981, that the herein Petition for Special Exception for a service garage, in accordance with the site plan prepared by Frank S. Lee, dated February 13, 1981, should be and the same is GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. The method provided for the elimination of waste oil shall be in accordance with the requirements of the Water Resources Administration.
2. Any underground gasoline tanks must be pumped out and either removed or properly backfilled.
3. Until the "possible future entrance" is opened, an 8 1/2' x 18' lined parking space shall be located outside the building, said location to be approved by the Current Planning and Development Division. At such time as the "future entrance" is opened, the parking space shall be relocated inside the building.
4. A revised site plan, incorporating the above restrictions, shall be submitted for approval by the Department of Public Works and the Office of Planning and Zoning.

Jan M.H. Jung
Deputy Zoning Commissioner of
Baltimore County



BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3610

TED ZALESKI JR.
DIRECTOR

January 26, 1981

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #129 Zoning Advisory Committee Meeting. January 13, 1981 are as follows:

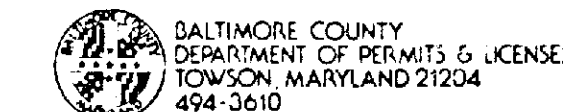
Property Owner: Livingston T. Cowling
Location: N/E Corner Avondale Road & Walnut Road
Revised Zoning: BL
Proposed Zoning: BL
Special Exception for Service Garage

- Acres: 3.65 sq. ft.
District: 12th
- The items checked below are applicable:
- A. All structures shall conform to the Baltimore County Building Code 1978, the State of Maryland Code for the Handicapped and Aged; and other applicable Codes.
 - B. A building/ permit shall be required before beginning construction.
 - C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/is not required.
 - D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
 - E. In wood frame construction an exterior wall erected within 6' 0" of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3' 0" of lot line. A minimum 8" masonry firewall is required if construction is on the lot line.
 - F. Requested variance conflicts with the Baltimore County Building Code, Section/s.
 - G. A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.
 - H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 305 and the required construction classification of Table 211.
- X 1. Comments Section 119.3 could be applicable here.

NOTE: These comments reflect only on the information provided by the drawing submitted to the Office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired additional information may be obtained by visiting Room #122 (Plans Review) at 111 West Chesapeake Ave., Towson.

Very truly yours,
Charles E. Burman
Charles E. Burman, Chief
Plans Review

CEB:rrj



BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3610

TED ZALESKI JR.
DIRECTOR

March 24, 1981

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #129 Zoning Advisory Committee Meeting. March 24, 1981 are as follows:

Property Owner: Livingston T. Cowling
Location: NE corner Avondale Road & Walnute Road
Revised Zoning: BL
Proposed Zoning: BL
Special Exception for Service Garage

- Acres: 3.65 sq. ft.
District: 12th
- The items checked below are applicable:
- A. All structures shall conform to the Baltimore County Building Code 1978, the State of Maryland Code for the Handicapped and Aged; and other applicable Codes.
 - B. A building/ permit shall be required before beginning construction.
 - C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/is not required.
 - D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
 - E. In wood frame construction an exterior wall erected within 6' 0" of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3' 0" of lot line. A minimum 8" masonry firewall is required if construction is on the lot line.
 - F. Requested variance conflicts with the Baltimore County Building Code, Section/s.
 - G. A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.
 - H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 305 and the required construction classification of Table 211.
- X 1. Comments Notes on drawings do not indicate if tanks will be removed or filled, either is acceptable, handicap parking, signs etc., are not shown on revised plans.

NOTE: These comments reflect only on the information provided by the drawing submitted to the Office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired additional information may be obtained by visiting Room #122 (Plans Review) at 111 West Chesapeake Ave., Towson.

Very truly yours,
Charles E. Burman
Charles E. Burman, Chief
Plans Review

CEB:rrj

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: January 9, 1981

Mr. William E. Hammond
Zoning Commissioner
Baltimore County Office Building
1111 West Chesapeake Avenue
Towson, Maryland 21204

Z.A.C. Meeting of: January 13, 1981

RE: Item No: 127, 128, 129
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. Hammond:

No bearing on student population.

Very truly yours,
Wm. Nick Petrovich
Wm. Nick Petrovich, Assistant
Department of Planning

WNP/bp

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
PETITION FOR VARIANCE
NE corner of Avondale & Walnut Rds., : OF BALTIMORE COUNTY
12th District

ANTHONY COWLING, et al, : Case No. 81-183-X
Petitioners

ORDER TO ENTER APPEARANCE

Mr. Commissioners:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel

John W. Hession, III
John W. Hession, III
People's Counsel for Baltimore County
Rm. 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 24th day of March, 1981, a copy of the foregoing

Order was mailed to Mr. Livingston T. Cowling and Mr. Anthony T. Cowling, 105

Honeysuckle Court, Dundalk, Maryland 21222, Petitioners.

John W. Hession, III
John W. Hession, III

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. William Hammond
Zoning Commissioner
Date: May 27, 1981

FROM: Michael S. Flanagan, Engineer Associate II

SUBJECT: ZONING COMMENTS

Relative to ZAC meeting of January 13, 1981, the Department of Traffic Engineering has no comments on items #127, 128 and 129.

MSF/Lza

Michael S. Flanagan
Michael S. Flanagan
Engineer Associate II

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. W. E. Hammond
Zoning Commissioner
Date: April 9, 1981

FROM: Norman E. Gerber, Director
Office of Planning and Zoning

SUBJECT: Petition No. 81-183-X Item 129

Petition for Special Exception and Variance
Northeast corner of Avondale Road and Walnut Road
Petitioner: Anthony Cowling, et al

Twelfth District

HEARING: Thursday, April 23, 1981 (1:30 P.M.)

There are no comprehensive planning factors requiring comment on this petition.

Norman E. Gerber
Norman E. Gerber, Director
Office of Planning and Zoning

NEG:JGH:ab

81-183-A

PETITION FOR SPECIAL EXCEPTION AND VARIANCE

12th District

ZONING: Petition for Special Exception and Variance
LOCATION: Northeast corner of Avondale Road and Walnut Road
DATE & TIME: Thursday, April 23, 1981 at 1:30 P.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Special Exception for a service garage and Variance to permit three parking spaces in lieu of the required seven

The Zoning Regulation to be excepted as follows:

Section 409.2b(5) - Offstreet parking

All that parcel of land in the Twelfth District of Baltimore County

Being the property of Anthony Cowling, et al, as shown on plat plan filed with the Zoning Department

Hearing Date: Thursday, April 23, 1981 at 1:30 P.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

BY ORDER OF
WILLIAM E. HAMMOND
ZONING COMMISSIONER
OF BALTIMORE COUNTY

Phone: 687-6922

FRANK S. LEE

Registered Land Surveyor

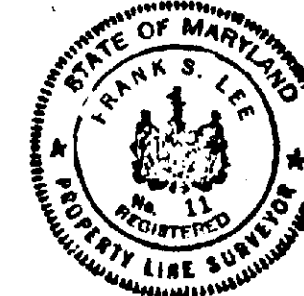
1277 NEIGHBORS AVE. - BALTIMORE, MD. 21237

December 26, 1980

No. 311 Avondale Road
Port of lots 20-21, Plat No. 2, Turner Park, 8/39
12th District Baltimore County, Maryland

Beginning for the same at the corner formed by the intersection of the north side of Avondale Road with the east side of Walnut Road, and thence running and binding on the north side of Avondale Road South 51 degrees 31 minutes East 60.11 feet, thence leaving Avondale Road for two lines of division as follows: North 19 degrees 33 minutes East 90.60 feet and North 60 degrees 17 minutes West 22 feet to the east side of Walnut Road, and thence running and binding on the east side of Walnut Road South 44 degrees 42 minutes West 82.89 feet more or less to the place of beginning.

Containing 3465 square feet of land more or less.



Mr. & Mrs. Anthony T. Cowling
105 Honeysuckle Court
Dundalk, Maryland 21222

March 13, 1981

NOTICE OF HEARING

RE: Petition for Special Exception and Variance - NE/C
Avondale Road and Walnut Road - Case No. 81-183-XA

TIME: 1:30 P.M.

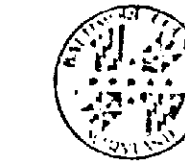
DATE: Thursday, April 23, 1981

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE,

TOWSON, MARYLAND

Very truly yours,
WILLIAM E. HAMMOND
ZONING COMMISSIONER OF BALTIMORE COUNTY

cc: Mr. Frank S. Lee
1277 Neighbors Avenue
Baltimore, Maryland 21237



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

WILLIAM E. HAMMOND
ZONING COMMISSIONER

April 14, 1981

Mr. & Mrs. Anthony T. Cowling
105 Honeysuckle Court
Dundalk, Maryland 21222

RE: Petition for Special Exception and Variance
NE/Cor. Avondale Road & Walnut Road
CASE NO. 81-183-XA

This is to advise you that \$66.35 is due for advertising and posting of the above-property.

Please make check payable to Baltimore County, Maryland and remit to Sondra Jones, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Very truly yours,
WILLIAM E. HAMMOND
Commissioner

No. 097523

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE: 4/23/81 ACCOUNT: 01-662
AMOUNT: \$66.35
RECEIVED FROM: Mr. Livingston Cowling
FOR: Advertising and Posting costs for Case 81-183-XA
VALIDATION OR SIGNATURE OF CASHIER



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

WILLIAM E. HAMMOND
ZONING COMMISSIONER

May 15, 1981

Mr. Anthony Cowling
105 Honeysuckle Court
Dundalk, Maryland 21222

RE: Petitions for Special Exception and Variance
NE/corner of Avondale Rd. & Walnut Rd. -
12th Election District
Anthony Cowling, et al - Petitioners
NO. 81-183-XA (Item No. 129)

Dear Mr. Cowling:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,

JEAN M. H. JUNG
Deputy Zoning Commissioner

JMHJ/mc

Attachments

cc: John W. Hessian, III, Esquire
People's Counsel

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 12 Date of Posting: 4/15/81
Posted for: Public Hearing
Petitioner: Anthony Cowling, et al
Location of property: NE corner of Avondale Rd. & Walnut Rd.
Location of Signs: NE corner of Avondale Rd. & Walnut Rd.
Remarks: See attached map
Posted by: William E. Hammond
Number of Signs: 3

Messrs Anthony & Livingston Cowling
105 Honeysuckle Court
Baltimore, Md. 21222

Frank S. Lee
1277 Neighbors Avenue
Baltimore, Md. 21237

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing this 9th day of March, 1981.

Petitioner Livingston Cowling, et al

Petitioner's Attorney

Reviewed by: Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

PETITION FOR SPECIAL EXCEPTION AND VARIANCE
12th District

ZONING: Petition for Special Exception and Variance
LOCATION: Northeast corner of Avondale Road and Walnut Road
DATE & TIME: Thursday, April 23, 1981 at 1:30 P.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Special Exception for a service garage and Variance to permit three parking spaces in lieu of the required seven

The Zoning Regulation to be excepted as follows:
Section 409.2b(5) - Offstreet parking

All that parcel of land in the Twelfth District of Baltimore County

Beginning for the same at the corner formed by the intersection of the north side of Avondale Road with the east side of Walnut Road, and thence running and binding on the north side of Avondale Road South 51 degrees 31 minutes East 60.11 feet, thence leaving Avondale Road for two lines of division as follows: North 19 degrees 33 minutes East 90.60 feet and North 60 degrees 17 minutes West 22 feet to the east side of Walnut Road, and thence running and binding on the east side of Walnut Road South 44 degrees 42 minutes West 82.89 feet more or less to the place of beginning.

Containing 3465 square feet of land more or less.

Being the property of Anthony Cowling, et al, as shown on plat plan filed with the Zoning Department

Hearing Date: Thursday, April 23, 1981 at 1:30 P.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Md. 21204

By Order of
WILLIAM E. HAMMOND,
Zoning Commissioner,
of Baltimore County
Apr. 2

CERTIFICATE OF PUBLICATION

TOWSON, MD., April 2, 1981

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on one time before the 2nd day of April, 1981, the first publication appearing on the 2nd day of April, 1981.

THE JEFFERSONIAN
Manager

Cost of Advertisement, \$ 75

CERTIFICATE OF PUBLICATION

OFFICE OF
Dundalk Eagle

38 N. Dundalk Ave.
Dundalk, Md. 21222

April 10, 1981

THIS IS TO CERTIFY, that the annexed advertisement of William E. Hammond in matter of petition of Anthony Cowling et al in zoning matter was inserted in The Dundalk Eagle a weekly newspaper published in Baltimore County, Maryland, once a week for successive weeks before the

3rd day of April, 1981; that is to say, the same was inserted in the issue of

April 2, 1981

Kimbel Publication, Inc.

Publisher.

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: JI										
Previous case: Nine 8										

Revised Plans:
Change in outline or description Yes
Map #

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received this 31st day of March, 1981.

Filing Fee \$ 57.00

Received: Check

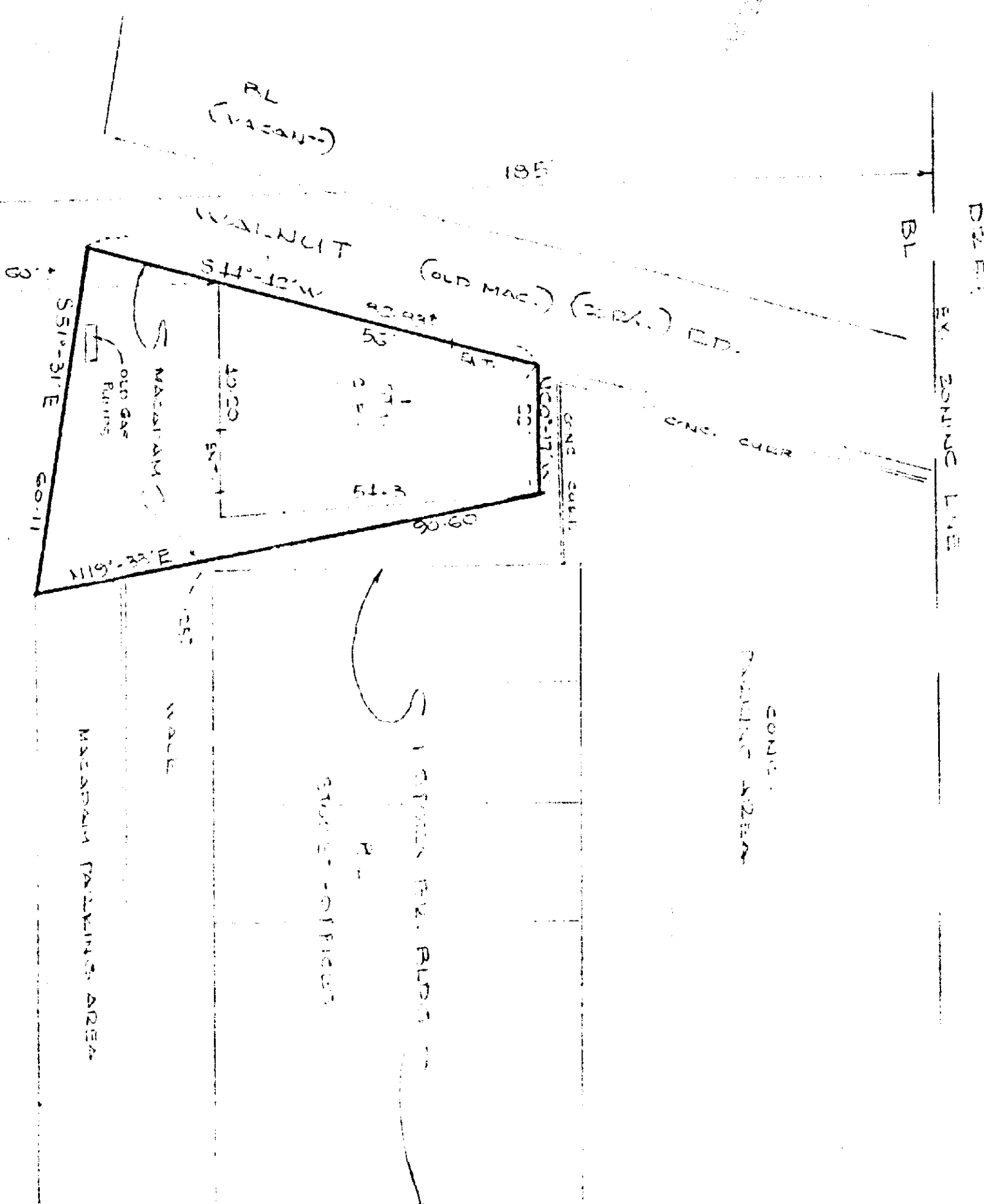
Cash

Other

Petitioner Livingston Cowling, et al
Submitted by Frank Lee

Petitioner's Attorney Reviewed by

*This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.



SPECIAL EXCEPTION FOR SERVICE GARAGE

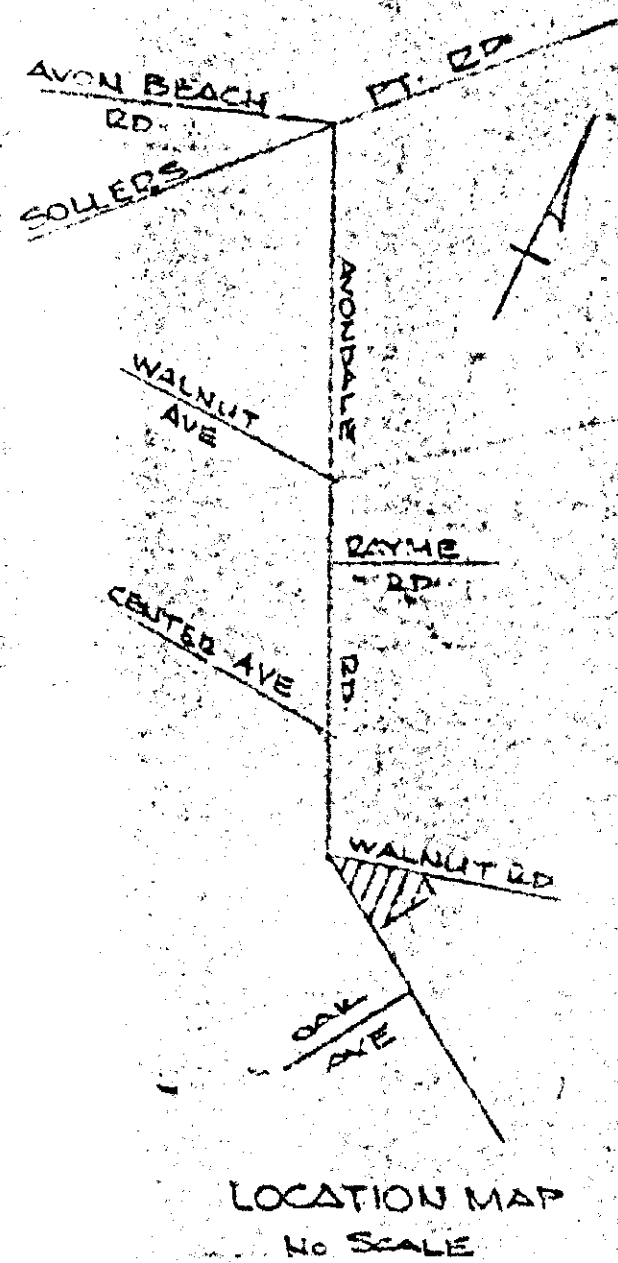
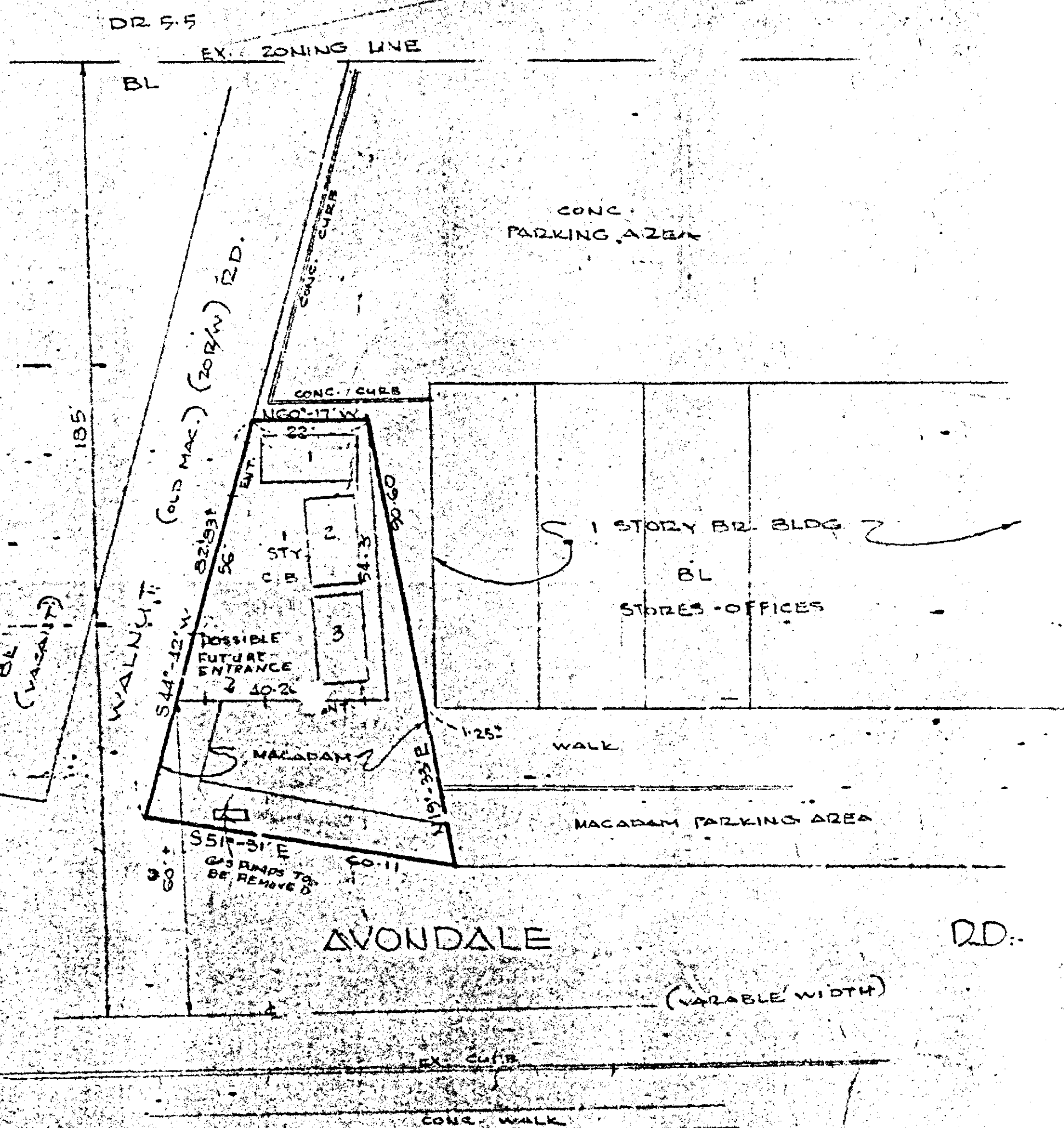
NO. 311 AVONDALE ROAD
 PART OF LOTS 20-21 PLAT NO. 2
 TURNER PARK
 PLAT FROM S-30
 2ND DISTRICT BALTIMORE CO., MARYLAND
 DATED 12-23-50
 SCALE: 1"=50'

EXISTING USE - SERVICE GARAGE, CENTRAL PLANT
 PROPOSED USE - SAME
 EXISTING ZONING - RL
 PROPOSED ZONING - RL WITH A SPECIAL EXCEPTION FOR A SERVICE GARAGE
 AREA OF LOT - 3465 SQ. FT.
 AREA OF BLDG. - 1818 SQ. FT.
 GAS PUMPS - NON OPERATING, TO BE REMOVED
 DAMAGED & DISABLED VEHICLES TO BE REMOVED
 3' WIDENING SPACE INSIDE BLDG.

OWNED BY
 LIVINGSTON T. COWLING
 107 HONEYSUCKLE COURT
 DUNDALK, MARYLAND 21222
 C84-1033

Handwritten signature: D. H. P. M.

SECTION 12
 DISTRICT 12
 L. 12
 T. 12
 R. 12
 11-12-13-14-15-16-17-18-19-20-21-22-23-24-25-26-27-28-29-30-31-32-33-34-35-36-37-38-39-40-41-42-43-44-45-46-47-48-49-50-51-52-53-54-55-56-57-58-59-60-61-62-63-64-65-66-67-68-69-70-71-72-73-74-75-76-77-78-79-80-81-82-83-84-85-86-87-88-89-90-91-92-93-94-95-96-97-98-99-100-101-102-103-104-105-106-107-108-109-110-111-112-113-114-115-116-117-118-119-120-121-122-123-124-125-126-127-128-129-130-131-132-133-134-135-136-137-138-139-140-141-142-143-144-145-146-147-148-149-150-151-152-153-154-155-156-157-158-159-160-161-162-163-164-165-166-167-168-169-170-171-172-173-174-175-176-177-178-179-180-181-182-183-184-185-186-187-188-189-190-191-192-193-194-195-196-197-198-199-200-201-202-203-204-205-206-207-208-209-210-211-212-213-214-215-216-217-218-219-220-221-222-223-224-225-226-227-228-229-230-231-232-233-234-235-236-237-238-239-240-241-242-243-244-245-246-247-248-249-250-251-252-253-254-255-256-257-258-259-260-261-262-263-264-265-266-267-268-269-270-271-272-273-274-275-276-277-278-279-280-281-282-283-284-285-286-287-288-289-290-291-292-293-294-295-296-297-298-299-300-301-302-303-304-305-306-307-308-309-310-311-312-313-314-315-316-317-318-319-320-321-322-323-324-325-326-327-328-329-330-331-332-333-334-335-336-337-338-339-340-341-342-343-344-345-346-347-348-349-350-351-352-353-354-355-356-357-358-359-360-361-362-363-364-365-366-367-368-369-370-371-372-373-374-375-376-377-378-379-380-381-382-383-384-385-386-387-388-389-390-391-392-393-394-395-396-397-398-399-400-401-402-403-404-405-406-407-408-409-410-411-412-413-414-415-416-417-418-419-420-421-422-423-424-425-426-427-428-429-430-431-432-433-434-435-436-437-438-439-440-441-442-443-444-445-446-447-448-449-450-451-452-453-454-455-456-457-458-459-460-461-462-463-464-465-466-467-468-469-470-471-472-473-474-475-476-477-478-479-480-481-482-483-484-485-486-487-488-489-490-491-492-493-494-495-496-497-498-499-500-501-502-503-504-505-506-507-508-509-510-511-512-513-514-515-516-517-518-519-520-521-522-523-524-525-526-527-528-529-530-531-532-533-534-535-536-537-538-539-540-541-542-543-544-545-546-547-548-549-550-551-552-553-554-555-556-557-558-559-560-561-562-563-564-565-566-567-568-569-570-571-572-573-574-575-576-577-578-579-580-581-582-583-584-585-586-587-588-589-590-591-592-593-594-595-596-597-598-599-600-601-602-603-604-605-606-607-608-609-610-611-612-613-614-615-616-617-618-619-620-621-622-623-624-625-626-627-628-629-630-631-632-633-634-635-636-637-638-639-640-641-642-643-644-645-646-647-648-649-650-651-652-653-654-655-656-657-658-659-660-661-662-663-664-665-666-667-668-669-670-671-672-673-674-675-676-677-678-679-680-681-682-683-684-685-686-687-688-689-690-691-692-693-694-695-696-697-698-699-700-701-702-703-704-705-706-707-708-709-710-711-712-713-714-715-716-717-718-719-720-721-722-723-724-725-726-727-728-729-730-731-732-733-734-735-736-737-738-739-740-741-742-743-744-745-746-747-748-749-750-751-752-753-754-755-756-757-758-759-760-761-762-763-764-765-766-767-768-769-770-771-772-773-774-775-776-777-778-779-780-781-782-783-784-785-786-787-788-789-790-791-792-793-794-795-796-797-798-799-800-801-802-803-804-805-806-807-808-809-810-811-812-813-814-815-816-817-818-819-820-821-822-823-824-825-826-827-828-829-830-831-832-833-834-835-836-837-838-839-840-841-842-843-844-845-846-847-848-849-850-851-852-853-854-855-856-857-858-859-860-861-862-863-864-865-866-867-868-869-870-871-872-873-874-875-876-877-878-879-880-881-882-883-884-885-886-887-888-889-890-891-892-893-894-895-896-897-898-899-900-901-902-903-904-905-906-907-908-909-910-911-912-913-914-915-916-917-918-919-920-921-922-923-924-925-926-927-928-929-930-931-932-933-934-935-936-937-938-939-940-941-942-943-944-945-946-947-948-949-950-951-952-953-954-955-956-957-958-959-960-961-962-963-964-965-966-967-968-969-970-971-972-973-974-975-976-977-978-979-980-981-982-983-984-985-986-987-988-989-990-991-992-993-994-995-996-997-998-999-1000-1001-1002-1003-1004-1005-1006-1007-1008-1009-1010-1011-1012-1013-1014-1015-1016-1017-1018-1019-1020-1021-1022-1023-1024-1025-1026-1027-1028-1029-1030-1031-1032-1033-1034-1035-1036-1037-1038-1039-1040-1041-1042-1043-1044-1045-1046-1047-1048-1049-1050-1051-1052-1053-1054-1055-1056-1057-1058-1059-1060-1061-1062-1063-1064-1065-1066-1067-1068-1069-1070-1071-1072-1073-1074-1075-1076-1077-1078-1079-1080-1081-1082-1083-1084-1085-1086-1087-1088-1089-1090-1091-1092-1093-1094-1095-1096-1097-1098-1099-1100-1101-1102-1103-1104-1105-1106-1107-1108-1109-1110-1111-1112-1113-1114-1115-1116-1117-1118-1119-1120-1121-1122-1123-1124-1125-1126-1127-1128-1129-1130-1131-1132-1133-1134-1135-1136-1137-1138-1139-1140-1141-1142-1143-1144-1145-1146-1147-1148-1149-1150-1151-1152-1153-1154-1155-1156-1157-1158-1159-1160-1161-1162-1163-1164-1165-1166-1167-1168-1169-1170-1171-1172-1173-1174-1175-1176-1177-1178-1179-1180-1181-1182-1183-1184-1185-1186-1187-1188-1189-1190-1191-1192-1193-1194-1195-1196-1197-1198-1199-1200-1201-1202-1203-1204-1205-1206-1207-1208-1209-1210-1211-1212-1213-1214-1215-1216-1217-1218-1219-1220-1221-1222-1223-1224-1225-12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CARVER MANOR 13/83
GROUP HOMES
DR-10-5

SPECIAL EXCEPTION AND VARIANCE FOR SERVICE GARAGE

No. 311 AVONDALE ROAD
PART OF LOTS 20-21 PLAT No. 2
TURNER PARK
PLAT BOOK 8-39
12TH DISTRICT BALTIMORE CO., MARYLAND
SCALE: 1" = 20'
DATE: 12-23-80
REVISED: 2-13-81

EXISTING USE - SERVICE GARAGE, GENERAL REPAIRS
PROPOSED USE - SAME
EXISTING ZONING - BL
PROPOSED ZONING - BL WITH A SPECIAL EXCEPTION FOR A SERVICE GARAGE
AREA OF LOT - 3465 SQ. FT.
AREA OF BLDG - 1848 SQ. FT.
GAS PUMPS - NON OPERATING, TO BE REMOVED OR BACK FILLED
DAMAGED & DISABLED VEHICLES TO BE STORED INSIDE

NO. OF SPACES REQ (AREA OF BLDG/300) = 7 SPACES
NO. OF SPACES PROVIDED (3 1/4 IN. 17'S) = 3
VARIANCE = 4 SPACES

OWNER:
LIVINGSTON T. COWLING
105 HONEYSUCKLE COURT
DUNDALK, MARYLAND 21222
284-4833

REVISED PLANS
DATE: 12-23-80
JTB 12/29
FRANK S. LEE
1277 NEIGHBORS AVE.
BALTIMORE, MD. 21227

